Karen Johnson Davidson County
Batch# 1280932 DEEDQC
06/03/2025 03:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250603-0043652

THIS INSTRUMENT PREPARED BY:

Alice M. Bohannon, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Barbara Keith Payne, Affiant

Subscribed and sworn to before me, this 3rd day of June, 2025.

Notary Public
My Commission Expires: _____

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Richard J. Payne and/or Barbara Keith Payne, Trustees 2108 Timberwood Place Nashville, TN 37215-5010	SAME	119-06-0-014.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Barbara Keith Payne**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor and the Grantor's spouse, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Richard J. Payne and/or Barbara Keith Payne, Trustees of the Richard & Barbara Keith Payne Living Trust, established by the Revocable Trust Agreement of Richard J. Payne and Barbara Keith Payne dated June 3, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 3rd day of June, 2025.

Barbara Keith Payne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Keith Payne, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 3rd day of June, 2025.

My Commission Expires: _____

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 127, on the Plan of Resubdivision of Lots 3, 4 and Parts of 5 and 6; Cumberland Nurseries, of record in Book 332, page 148, Register's Office for said County, to which plan reference is hereby made for a more complete description. Said Lot No. 127 fronts 50 feet on the northerly side of Elberta Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Barbara Keith Payne by deed from Edith K. Ottestad of record in Instrument No. 20240903-0067717 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 102 Elberta Drive, Nashville, TN 37210.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 3, 2025.

06/03/2025
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of June, 2025.

Lindsay Hamada
Notary Public

My Commission Expires:

Notary's Seal (if on paper)

